

# COMPREHENSIVE PLAN UPDATE

## BREMERTON2035

City Council  
Study Session  
April 27, 2016

Presenters: Allison Satter

Zoning Code  
Update:

BMC Title 20

Zoning Maps

Subarea Plans

# AGENDA

- Deliver Planning Commission Recommended Documents:
- Zoning Code Proposed Amendments
  - BMC Title 20
  - Zoning Maps
  - Downtown Subarea Plan
  - Bay Vista SAP
  - South Kitsap Industrial Area SAP
  - Other SAP
- Comments Received
- Next Steps



# ARE WE MEETING THE WORK PROGRAM?

- Council adopted by Resolution No. 3237 on November 19, 2014 the WORK PROGRAM:
  - Developed from: District Profiles
    - City Council walk-throughs; public outreach
    - Identified issues, opportunities, and items working well
  - Created Public Participation
  - Set scope of work and schedule
    - Comprehensive Plan, Zoning Code, and SMP elements
    - Maintain 2004 Growth Strategy for Centers
- Public Participation
  - Comp Plan from Summer 2014 to November 2015
  - Zoning Code from January to April 2016
  - Mass mailings (twice), BKAT, City Council presentations since beginning of February, continual outreach
- Draft Comp Plan recommended to Council: vision, goals & policies
  - Compliant with GMA, PSRC, and KCPPs

# PLANNING COMMISSION RECOMMENDED DRAFT

- Planning Commission Public Hearing: April 19, 2016
  - Zoning Maps
  - BMC Title 20
  - Affiliated Subarea Plans
  - SMP
- Multiple Workshops since January and one public hearing
  - Draft documents recommended unanimously by the Commission
    - One amending motion that just failed (will discuss in future slide)
- *Purpose of this meeting: To introduce Council to the Code Amendments and help answer clarifying questions.*
- Deliberation is scheduled for May 11<sup>th</sup> Study Session
  - Prior to Public Hearing on May 18<sup>th</sup>

# BACKGROUND CONTEXT

- The Comp Plan is the vision for how Bremerton should grow over the next 20 years (2016-2036)
  - Address existing conditions
  - Evaluating growth potential.
- Ensures compliance with the requirements of the GMA, PSRC's VISION 2040 & Transportation 2040, and Kitsap Countywide Planning Policies.
- Standardizing document format – streamline
- Maintain fundamental principles of 2004 Plan
  - Metropolitan City of Kitsap County
  - “Centers” Growth Strategy

## Proposed Centers

**Bremerton in 2036:**  
**14,000 people &**  
**18,000 jobs**

Over **1/2** population  
and jobs are within  
Centers

**+3,200 people**  
**+1,500 jobs**

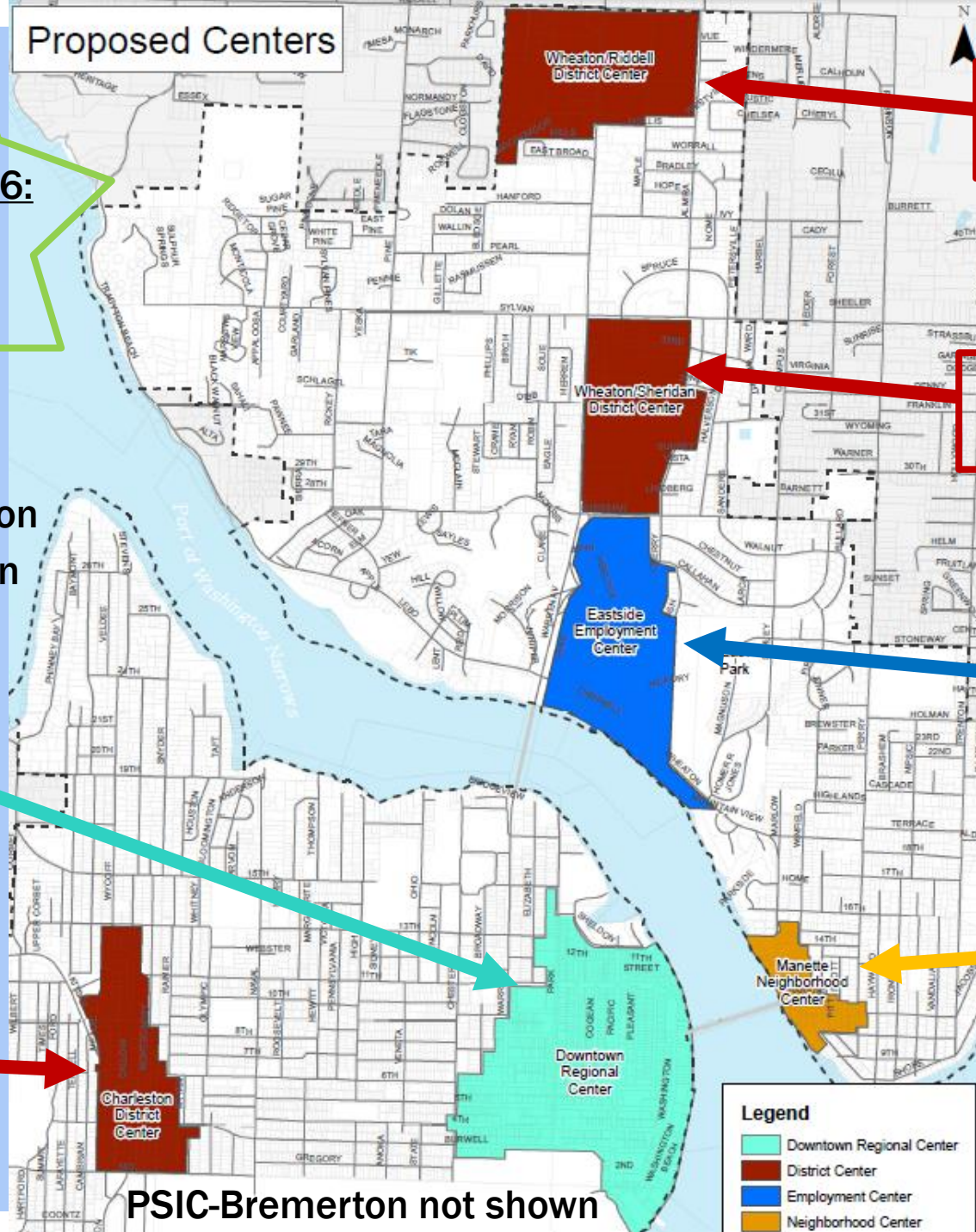
**+300 people**  
**+100 jobs**

**+2,000 people**  
**+ 650 jobs**

**+1,300 people**  
**+300 jobs**

**+750 people**  
**+300 jobs**

**+100 people**  
**+50 jobs**



PSIC-Bremerton not shown

# ZONING CODE UPDATE

- **Zoning** is the way the governments control the physical development of land and the kinds of uses to which each individual property may be put.
- Public Protection / Compatibility / Growth Strategy

Zoning Code is derived from  
Comprehensive Plan



Title 20 LAND USE*	
Chapters:	
	Division I. Permitting
20.02 PROJECT PERMITS	
20.04 STATE ENVIRONMENTAL POLICY ACT	
	Division II. Land Development
20.10 COMPREHENSIVE PLAN AMENDMENTS	
20.12 LAND DIVISION	
20.14 CRITICAL AREAS	
20.16 SHORELINE DEVELOPMENT	
20.18 TEXT AMENDMENTS	
	Division III. Zoning
20.40 ADMINISTRATION	
20.42 DEFINITIONS	
20.44 GENERAL DEVELOPMENT STANDARDS	
20.46 SPECIAL DEVELOPMENT STANDARDS	
20.48 OFF-STREET PARKING REQUIREMENTS	
20.50 LANDSCAPING	
20.52 SIGN STANDARDS	
20.54 NONCONFORMING PROVISIONS	
20.58 LAND USE PERMITS	
20.60 LOW DENSITY RESIDENTIAL (R-10)	
20.62 COMMERCIAL CORRIDOR (CC)	





BMC 20.14.720

# ZONING CODE PROPOSED AMENDMENTS

BMC Title 20



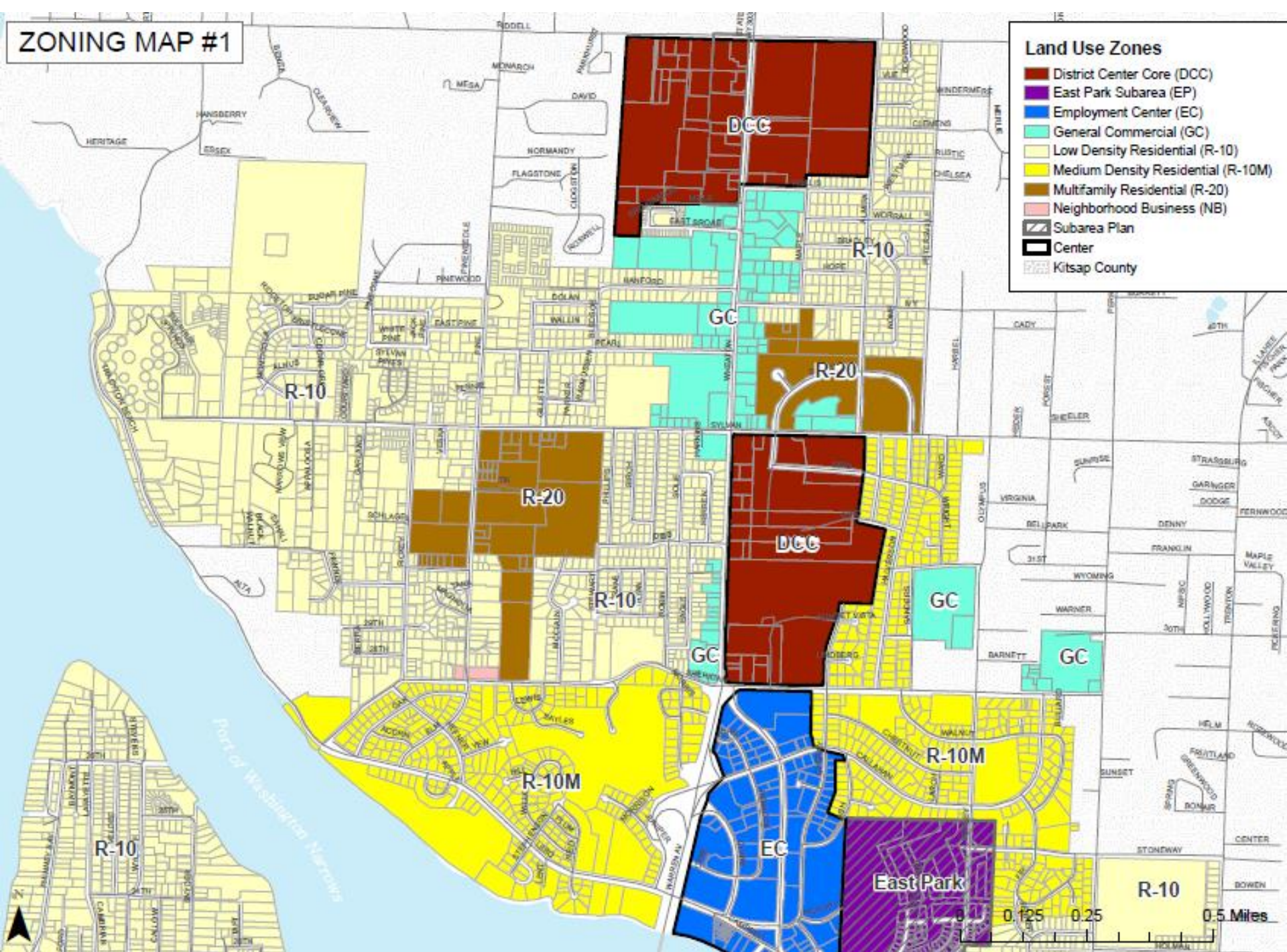
# DID WE MEET OUR VISION INTENT?

- **Provide consistency and clarity (streamline the process for Staff & Developers)**
  - Reduces number of different zones (different standards)
    - Consolidated Commercial zones
  - Consistent with new regulations:
    - Wireless Communication Facilities (The Middle Class Tax Relief And Job Creation Act of 2012)
    - Critical Areas (BAS, Department of Ecology Wetland Rating System)
    - Low Impact Development (NPDES Permit)
- **Remove impediments in the Zoning Code**
  - Transitional uses (for mixed use buildings)
  - Critical Area – Bald Eagle
  - Off-Street Parking for existing bldgs.

# DID WE MEET OUR VISION INTENT?

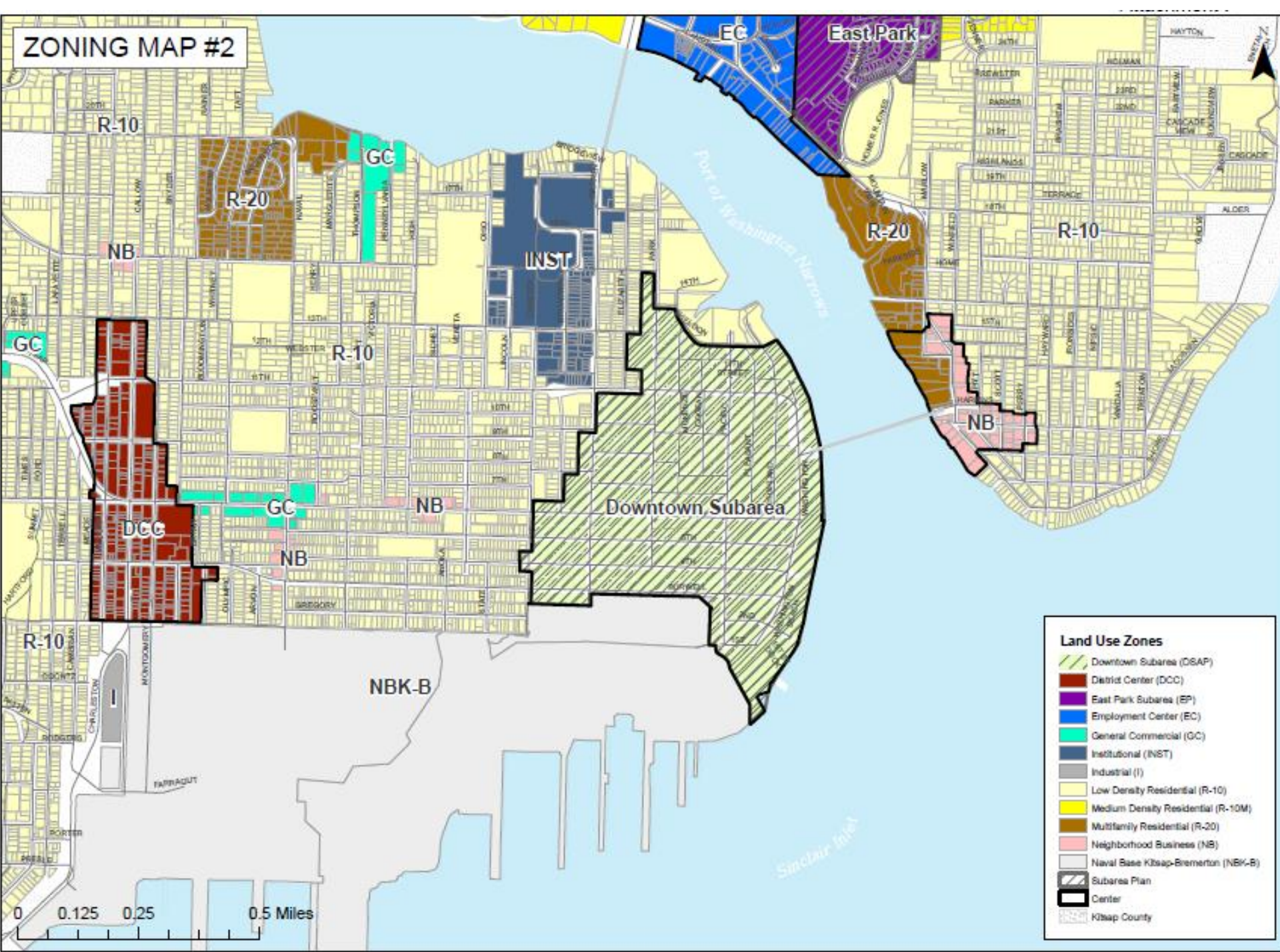
- **Reduce nonconformities**
  - Proposed Adaptive Reuse (BMC 20.46)
  - Allow duplexes, townhomes in existing areas
    - Lebo, Sylvan, Anderson Cove
  - Mapping errors fixed
- **Reduce vacancies/more economic opportunities**
  - Expanded outright and accessory uses
    - Multi-family structures,
    - Mini-storage,
    - Mineral Resource Overlay
    - Expanded Auto Dealership into GC
  - Map: Institutional (Olympic College), expanded to allow dormitories
- **Zoning Maps are consistent with Comp Plan Land Use Maps**

## ZONING MAP #1

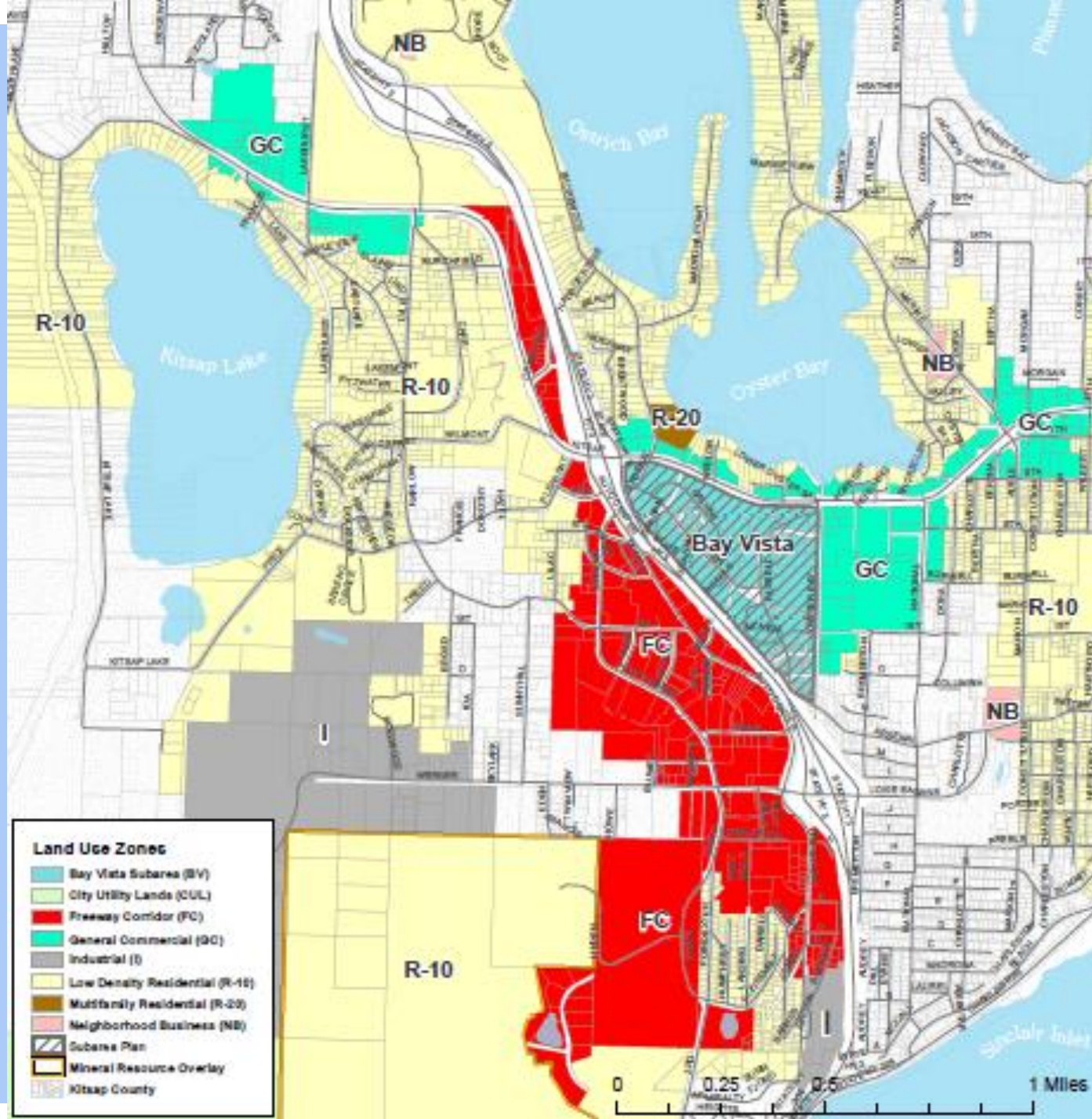




# ZONING MAP #2







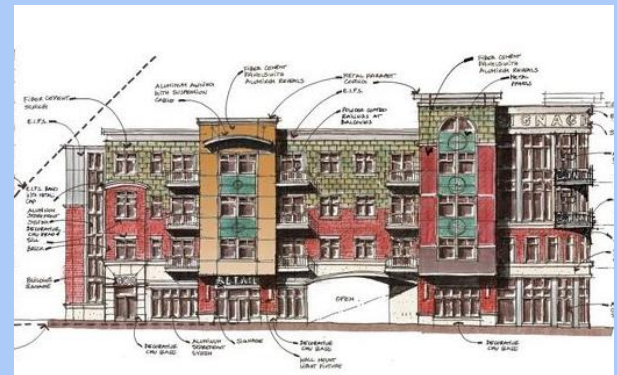




# BMC 20.02

## PROJECT PERMITS

- Consistency with Permits/Submittals
  - Type of Permits, Noticing, Decisions, Vesting, Submission Requirements, Appeals, Design Review
    - Type of Permits:
      - I: Administration
      - II: Administration with public notice
      - III: Hearing Examiner Decision with notice
      - IV: City Council decision with notice
- Proposed Change: Update to be complaint with State Environmental Policy Act



# BMC 20.10: COMP PLAN

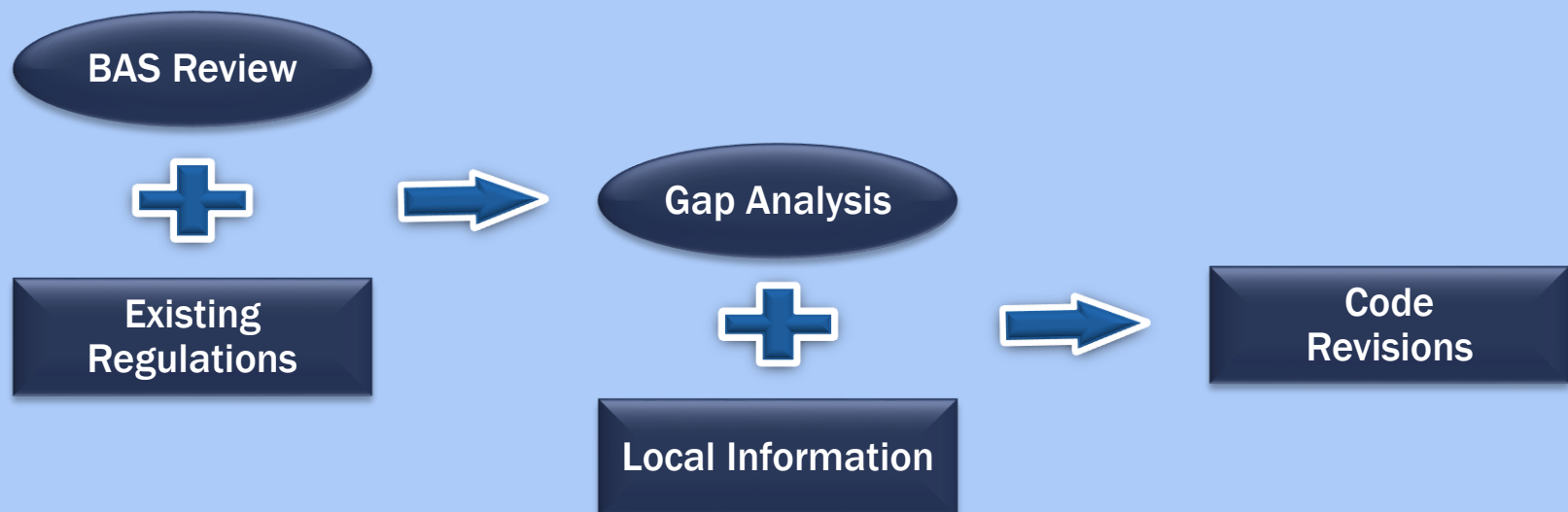
## BMC 20.12: LAND DIVISION

- BMC 20.10: Comprehensive Plan Amendment process
- BMC 20.12 Subdivision Chapter
  - Updated in 2013
- No proposed amendments to these chapters



# BMC 20.14: CRITICAL AREAS

- Regulates Critical Area review (update in 2006):
  - Proposed Amendments: Wetlands, Fish and Wildlife Conservation Areas, Frequently Flooded Areas
  - No changes: Critical Area Recharge Areas, Geologically Hazardous Areas,
- The Watershed Company = GAP Analysis
  - Best Available Science





# BMC 20.14: CRITICAL AREAS

- **The Watershed Company = GAP Analysis**
  - **Updating Wetland Rating Systems**
    - Existing range: 50-200 ft buffer
    - Proposed range: 50-300 ft buffer (with 25% reduction for optional impact-minimizing measures)
  - **Frequently flooded areas – comply with 2008 FEMA Biological Opinion (Chapter BMC 17.60)**
  - **Removing Bald Eagle References**
  - **Consistency with Shoreline Master Program (updated in 2013)**
    - Updated charts with SMP buffers (FWHCA & Wetlands)
- **Other Changes:**
  - **Tree Removal in critical area only (replacement ratio)**



# **BMC 20.16: SHORELINE DEVELOPMENT BMC 20.18 TEXT AMENDMENTS**

- **BMC 20.16: Directs you to the Shoreline Master Program**
- **BMC 20.18: How to make text amendments to Zoning Code**
- **No changes proposed to these chapters**



# BMC 20.40: ADMINISTRATION

- Identifies Administration duties and attaches zoning maps
- Amendment:
  - Revise table at the end of the chapter to be consistent with land use zone changes.
    - Consolidation of zones,
    - Name changes



# BMC 20.42 DEFINITIONS

- Revised the following definitions:
  - Automobile Sales: if wholly indoors, it is general retail.
  - Consolidated Wireless Communication Facilities (WCF) definitions into WCF section (BMC 20.46.140)
  - Dwelling Units:
    - Added “Duplex”, included “dormitories” to “multifamily;” removed townhouse need to have separate ownership.
  - Group Residential Homes
    - Reorganized
  - “Recreational vehicle” and “storage yard”
    - Provided clarification to assist with Code Enforcement
  - Removed “Opiate Substitution Treatment Facility” as it regulated as “medical office/clinic”

# BMC 20.42 DEFINITIONS

- Current code:

- Outright:

- Freeway Corridor,
    - Industrial
    - Marine Industrial

- Prohibited:

- Everywhere else



- Mini-storage added (is included as “Light Industrial” as Primary Use)

- Was included as Light Industrial

- Revised to make it Primary use

- “Mini-storage” = associated use

- Subordinate to primary use

- Added into Code:

- Design Standards

# BMC 20.44 GENERAL DEVELOPMENT

- Revising Traditional Front Yard Setback



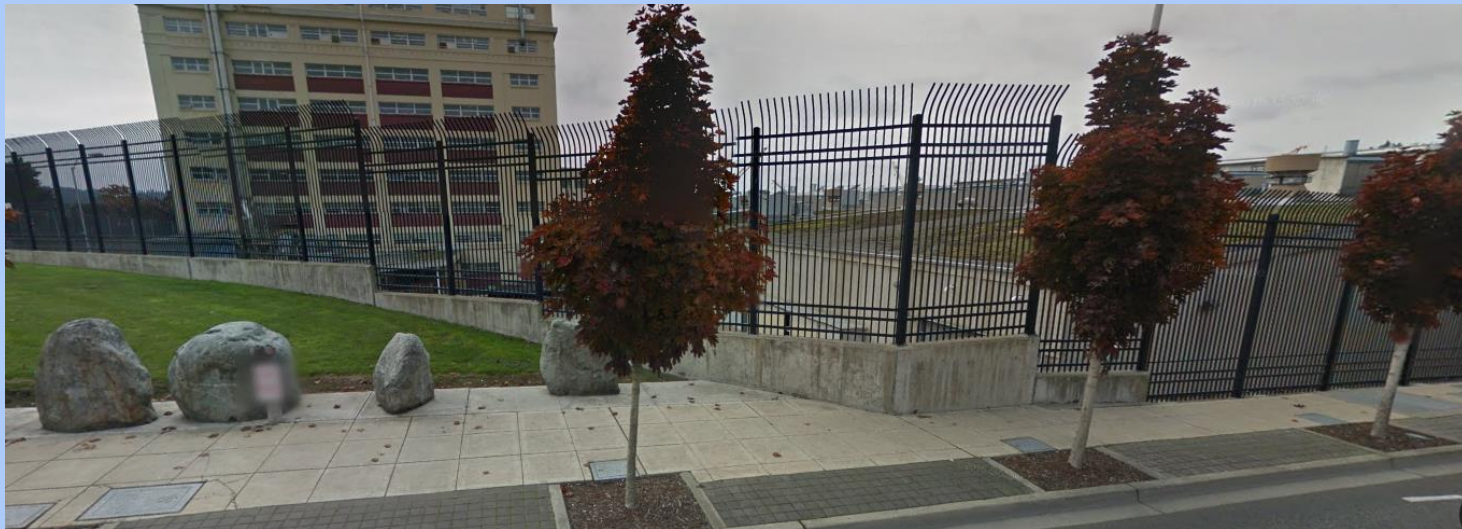
- Drive-through facilities – revised in 2013
  - Provided clarification to allow Drive-throughs facilities in all commercial and Industrial zones but:
    - Manette, District Center Cores, Downtown
      - Unless the property has access from Kitsap Way or Wheaton Way



# BMC 20.46

## SPECIAL DEVELOPMENT STANDARDS

- BMC 20.46 – are generally citywide policies for specific uses such as:
  - Accessory Dwelling Units (mother-in-law homes) updated in 2007
  - Placement of Manufactured Homes, or Dish Antennas, Outdoor Storage Areas (for dumpsters or storage yards), Public Utilities Facilities
- Proposed amendments:
  - Fences and Walls: Allow barbed wire for public facilities



# BMC 20.46

## SPECIAL DEVELOPMENT STANDARDS

### ■ Proposed Amendments:

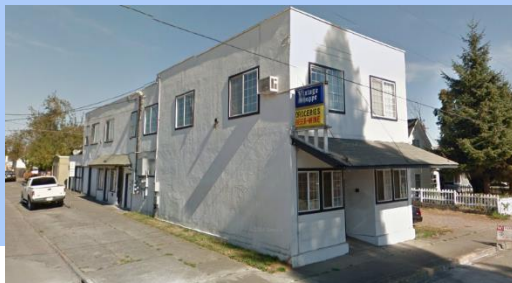
#### ■ Home Occupations:

- Add provision to regulate Home Taxis businesses
  - Limit to 1 vehicle per household
- Remove (j) that requires CUP for barbershop or selling products not produced on site.

- **CORRECTION:** BMC 20.46.050 Recreational Vehicle on the a Private Lot – Planning Commission’s recommendation was to NOT change this section. Please disregard removal of item “d”

#### ■ Adaptive Reuse

- Expanded use from public/semi-public to Commercial buildings
- Expanded allowed uses to include Hotels, restaurant or retail.



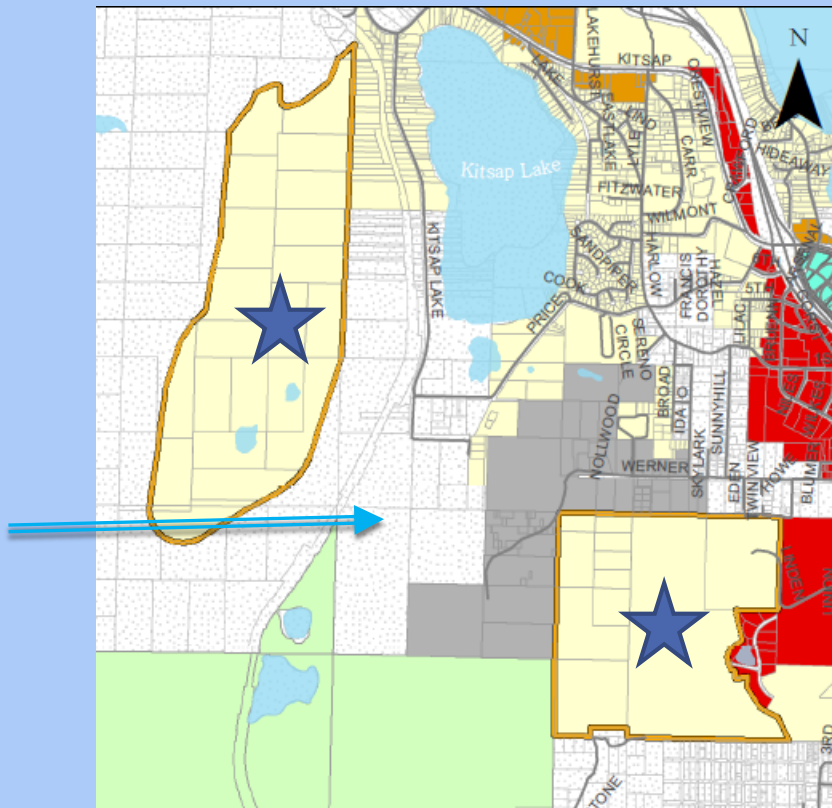
# BMC 20.46

## SPECIAL DEVELOPMENT STANDARDS

- BMC 20.46.080 Mineral Resource Overlay

- Rename and revise, recognizing the placement of MRO within the Low Density areas in West Bremerton

Kitsap County:  
Mineral  
Resource, and  
Urban  
Restricted Low  
Designations



# BMC 20.46

## SPECIAL DEVELOPMENT STANDARDS

### ■ Proposed Amendments:

- Consolidated Senior Housing into zoning districts
- Removed Recycling Collection Station provisions to help incentivize
- Update the Wireless Communications Facilities
  - Current Code written in 2004
  - Primary goal of WCF code: Provide superior services to citizens, and protect views as seen from residences and the right-of-way
  - Middle Class Tax Relief & Job Creation Act 2012, Section 6409
    - Limited multiplying
    - Be strategic on placement



# BMC 20.48 OFF-STREET PARKING

## ■ Revised applicability

- Current code was confusing, however to sum it up: if you were changing a use/expansion that required 3 more parking spaces – provide all required parking.
  - Issue: Bremerton is a built environment with many properties with no/minimal parking.
- Revised to allow existing structures (not expanding), no additional parking is required.

## ■ Revised reductions

- Consolidated all reductions from multiple Title 20 chapters to one place
  - Kitsap Transit coordination
- Allowed for parking impact analysis to reduce parking



# BMC 20.48 OFF-STREET PARKING

- **Satellite Parking vs. Joint Use Parking**
  - Simplified/more opportunity to utilize:
    - Simplified agreement language
    - Reduce specific required for Joint Land Use -
      - Very restrictive (approved less than handful since 2005)
- **Revised Residential Chart (Table in BMC 20.48.060)**
  - Item #9: Included Senior Housing Complex (as BMC 20.46.090 has been removed)
  - Item #7: If developing residential units within a Center – 0.5 parking space required per unit

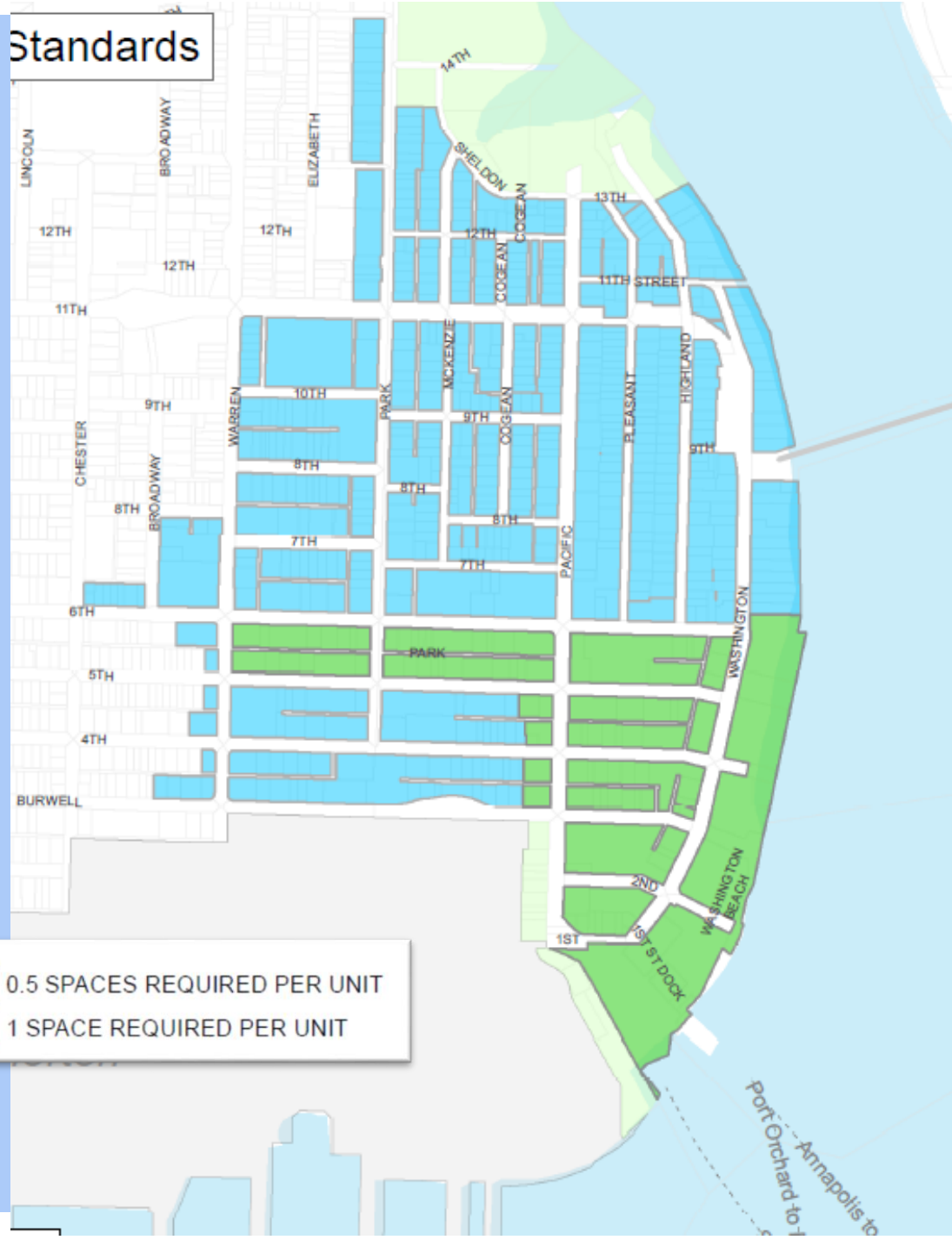
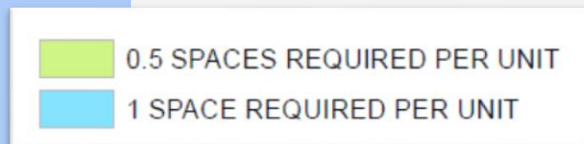


# PARKING STANDARDS IN CENTERS

How did we get here?

- In order to incentivize development in centers, Staff proposed adding a parking standard for multifamily units in centers
  - Item #7: Added to table: 1 parking space per unit
- Planning Commission Workshop in March: Testimony received from the public requesting 0.5 parking spaces per unit in all centers to be consistent with Downtown Subarea Plan. Commission was lead to believe that the entire Downtown had a parking standard of 0.5 spaces per unit.
- Based on this understanding, Planning Commission revised parking standard to 0.5 parking spaces per unit.

# Standards



# DEVELOPMENT ACTIVITY IN BREMERTON

Project	Parking Requirement	Residential-only Units	Parking Provided
<b>4<sup>th</sup> Street Mixed Use</b> (in development)	<b>0.5 space/unit</b> <b>Non res: 1/1,000sf*</b>	<b>27 units</b> <b>23,131 sf comm</b>	<b>37 spaces</b>
<b>Inhabit</b>	<b>0.5 space/unit</b> <b>Non res: 1/1,000sf*</b>	<b>44 units</b> <b>4 live/work</b>	<b>22 spaces</b>
<b>Evergreen Pointe</b>	<b>1 space/unit</b>	<b>109 units</b>	<b>114 spaces</b>
<b>1010 Burwell Apartments</b>	<b>1 space/unit</b>	<b>26 units</b>	<b>26 spaces</b>
<b>Spyglass</b>	<b>1 space/unit</b>	<b>85 units</b>	<b>98 spaces</b>
<b>606 Apartments</b>	<b>1 space/unit</b>	<b>71 units</b>	<b>71+ spaces</b> <b>in garage</b>

# OTHER METROPOLITAN CITIES STANDARDS

City	Parking Requirement in a Center
Seattle	None
Tacoma	Mixed Use: Residential = 1 stall/unit (if mixed use, first 20 dwelling units require no parking)
Everett	Bedroom based: 1 stall per studio/1BR; 1.5 stalls per 2+ BR
Bellevue	Downtown: Zero, max of 2 stalls/unit

## Right Size Parking: Tools to balance supply

- Support economic development by reducing barriers to building mixed-use multi-family residential developments in urban centers near transit infrastructure;
- Reduce housing costs as well as household monthly expenditures allowing a larger demographic to participate in the urban, infill housing market;
- Encourage use of transit, rideshare, bike and walk;
- Reduce vehicle miles traveled and greenhouse gases emissions & climate change.



**Proposed Centers**

The map displays the following centers in Everett, WA:

- Charleston District Center** (Dark Red): Located in the southwest corner of the city.
- Wheaton/Riddell District Center** (Dark Red): Located in the north-central area.
- Wheaton/Sheridan District Center** (Dark Red): Located in the central-eastern area.
- Eastside Employment Center** (Blue): Located in the central-eastern area, south of the Wheaton/Sheridan District Center.
- Downtown Regional Center** (Light Blue): Located in the south-central area, along the waterfront.
- Manette Neighborhood Center** (Orange): Located in the southeast corner of the city.

**Legend**

- Downtown Regional Center
- District Center
- Employment Center
- Neighborhood Center

 Downtown Regional Center  
 District Center  
 Employment Center  
 Neighborhood Center

# BMC 20.50 LANDSCAPING

- Revised in 2008
- Minor edits:
  - Support NPDES permit for stormwater
  - Visual Screening – instead for just R-10, for medium density residential too.
  - Public Works review for trees within Right-of-way



# BMC 20.52 SIGNS

- Clarification to Exempted signs to:
  - Signs not readable from public or private right-of-way or waterway
  - Bulletin boards/kiosks are exempt (in current code, wrong place)
- Clarification to Prohibited signs:
  - Video features are not allowed.
- Included Adaptive Reuse signs as “special purpose” signs.
- Nonconforming Signs: revised in 2014
  - Exception for unintended casualties (Motel 6)
- Streamlining: Revised chart to be consistent with new designations
- Summer 2016: will be revisiting Chapter for compliance with Supreme Court decision: Reed v. Town of Gilbert

# BMC 20.54

## NONCONFORMING PROVISIONS

- Removed provisions that you can always build a SFR
- Provide clarification for “Substantial Destruction”
  - Include accessory structures
- Nonconforming Structures clarification:
  - Current Code:
    - If your house burns down partial, you can rebuild same spot and size
    - If your house burns 100% down, you must meet development regulations (setbacks, lot coverage, height, etc.)
  - Proposed:
    - If your house completely burns down, you can rebuild the same structure in the same location.





# BMC 20.58 LAND USE PERMITS

- Regulates Land Use Permit approval criteria
- No proposed changes to this chapter





# BMC 20.60

## LOW DENSITY RESIDENTIAL (R-10)

- Added Mineral resource extraction as CUP provide it is within the Mineral Resource Overlay
- Removed Neighborhood Compatibility
  - Code required calculation that was cumbersome, developments still ended up being 5 to 10 dwelling units per acre with calculation.
  - Proposing setting density at 5 to 10 dwelling units per acre.



# **BMC 20.62**

## **GENERAL COMMERCIAL (GC)**

- **Consolidated:**
  - Commercial Corridor
  - Wheaton Way Redevelopment Corridor
  - Marine Industrial
  - Industrial Park
- **Location:** Along Wheaton (except DCC), Penn Plaza, Perry Avenue Mall, Charleston to freeway, Kitsap Lake commercial area (272 acres)
- **Uses were consolidated:**
  - Added to many areas: Automobile Sales & Repair, fully enclosed boat storage, and Residential uses
  - CUP: Mini-storage as Primary use (many design standards); Light Industrial (except marijuana production)

# BMC 20.70

## DISTRICT CENTER CORE (DCC)

- Three Centers: Wheaton/Riddell, Wheaton/Sheridan, Charleston
- Revised intent to be consistent with Comprehensive Plan
- Added: Mini-storage allowed as an Accessory Use.



- Allowed for “transitional uses” for mixed use (multifamily to commercial)

# BMC 20.70

## DISTRICT CENTER CORE (DCC)

### ■ District Center Core Intent:

- “Town-center” to support surrounding neighborhoods and general public
- Mixed Use opportunities, commercial and housing at higher densities
- Pedestrian friendly community without the dominance of automobiles

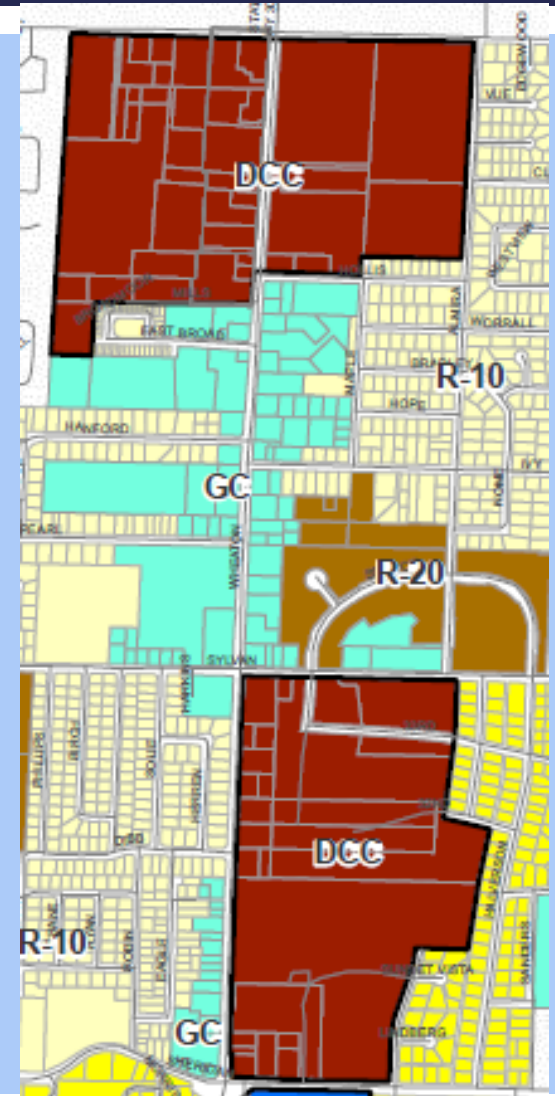




# BMC 20.70

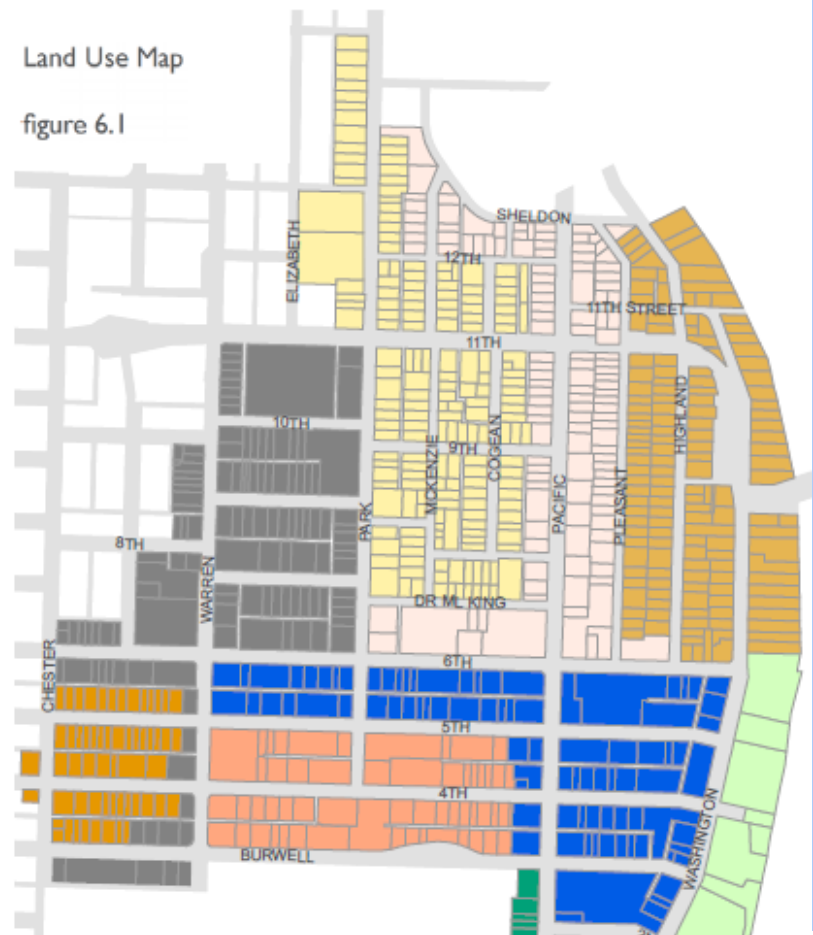
## DISTRICT CENTER CORE (DCC)

- Failed motion from Planning Commission:
  - Motion: Amending motion to allow automobile sales in the Wheaton/Sheridan District Center Core provided the business site is in proximity of Wheaton Way
  - Vote: 3 to 3 – Failed
- Consideration:
  - Wheaton/Sheridan DCC has 76 acres
    - Two legal auto-related businesses: Coopers Auto Repair & Shannon's (nonconforming, cannot expand)
  - Current Code:
    - Automobile Sales are prohibited except in FC zone
  - Proposed:
    - Allow Automobile sales in GC
    - 272 acres of General Commercial in City



# BMC 20.74 BUSINESS CORE (BC)

- Business Core is utilized within the Downtown SAP (Warren Avenue Corridor zone)
- Added Hospitals



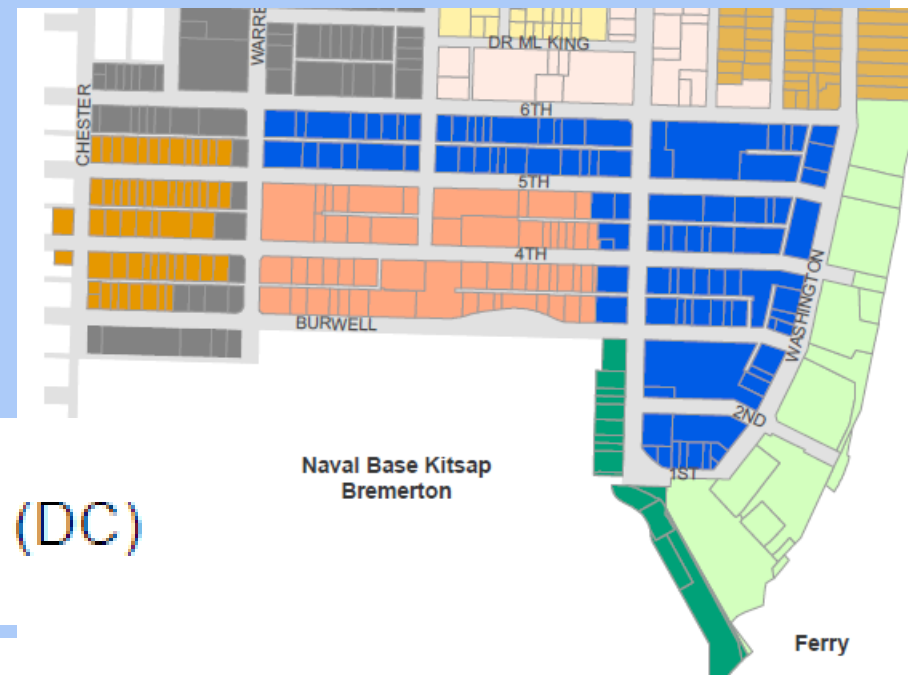
Warren Avenue Corridor (WC)

# BMC 20.75 DOWNTOWN CORE

- Utilize in our Downtown Subarea Plan:
  - Downtown Core
- Acknowledging a Built Environment
  - “Change of Use or Rehabilitation of Existing Buildings”



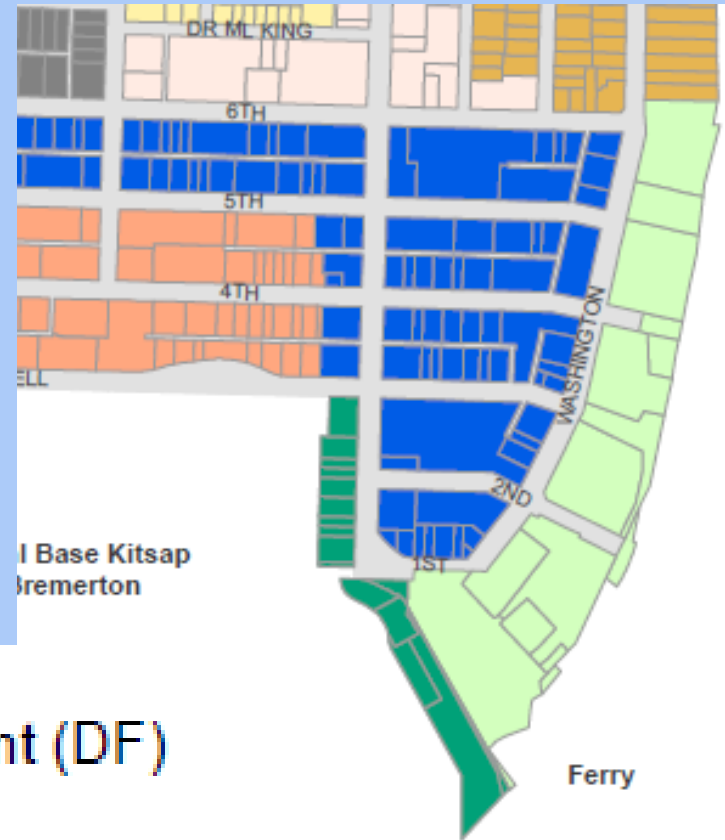
Downtown Core (DC)



# BMC 20.76

## DOWNTOWN WATERFRONT

- Added hospitals and medical clinics
- Removed Prohibited uses:
  - Boat sales, storage and repair



Downtown Waterfront (DF)



# BMC 20.78 MEDIUM DENSITY RESIDENTIAL (R-10M)

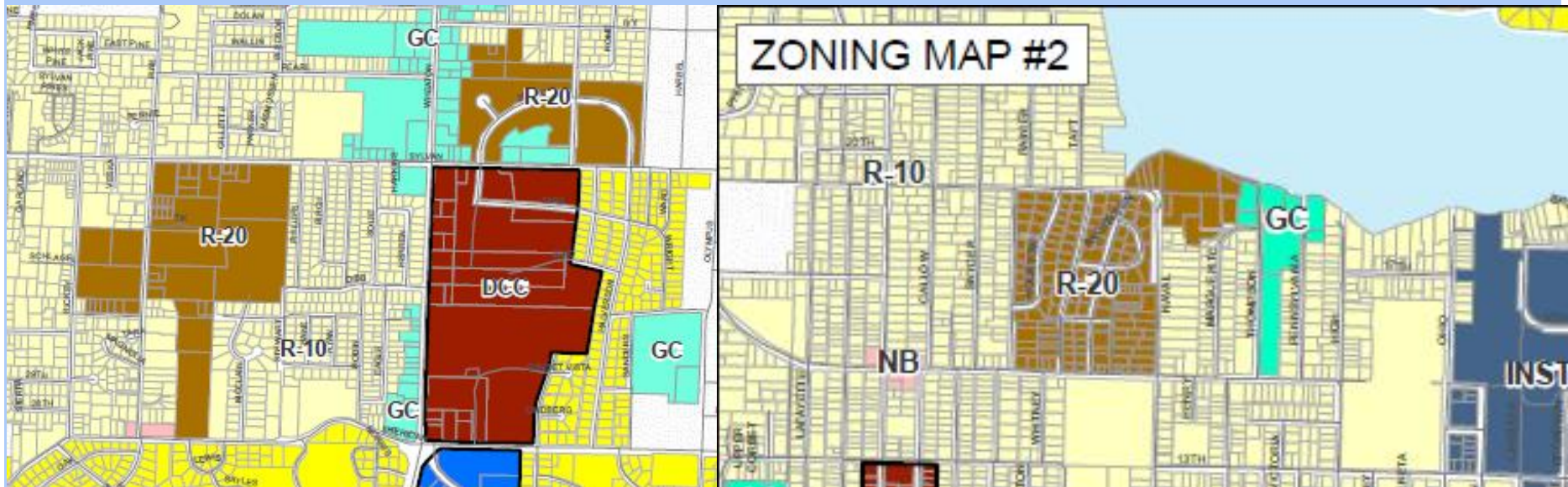
- Renamed an existing chapter to add R10M
- Location: existing area predominantly developed with duplexes: Lebo and Sheridan
- Similar to R-10 code, but allows duplexes and townhomes (that meet the R10 density)
  - 5 to 10 units per acre



# BMC 20.79

## MULTIFAMILY RESIDENTIAL (R-20)

- Expanding to existing areas with multifamily structures: Pine Road, Anderson Cove
- Added Duplexes into list
- Add development standards
  - Height: 45' for residential and 60' for conditionally allowed uses (like schools and churches).



# **BMC 20.82**

## **NEIGHBORHOOD BUSINESS (NB)**

- **Consolidated Limited Commercial, Neighborhood Business, and Neighborhood Center Core**
- **Location: Manette, neighborhood commercial areas (off the corridor) such as Haddon, Marine Drive, Sheridan & Pine**
- **Outright uses consolidated and design standards were removed and replaced within the code requirements that resulted from the Manette Subarea Plan public input**

# BMC 20.86 FREEWAY CORRIDOR

- Made visual screening more generic to address residential zones.





# BMC 20.92 EMPLOYMENT CENTER (EC)

- Made the introduction more generalized. Revised to remove hospital references, but this is still a permitted use.
- Added duplexes
- Accessory uses for Mini-storage (design standards)
- Within CUP, it already allowed “Light Industrial” but added fully screened from right-of-way and no marijuana production or processing.

# BMC 20.94 INDUSTRIAL (I)

- Modeled the new code after the Freeway Corridor provisions



# 20.96 CITY UTILITY LANDS (CUL) & BMC 20.97 WATERSHED (WS)

- Revised “Wireless Telecommunication Facilities” with “Wireless Communication Facilities”



# BMC 20.98 INSTITUTIONAL

- Made the introduction focused on Olympic College and removed hospital references. Previously this district was utilized around Harrison Hospital, but now only used around OC.
- Added duplexes and dormitories as permitted uses
- Removed “Opiate Substitutional Treatment Facility” as it is addressed in medical office and clinics.







# SUBAREA PLAN AMENDMENTS

Bay Vista

Downtown

South  
Kitsap  
Industrial  
Area



# BAY VISTA SUBAREA PLAN

- Adopted in 2006, revised in 2012.
- Revised to cite appropriate references to BMC
  - Consolidated commercial designations
- Revise sidewalk standard to be compliant with ADA
- Maximum Parking Standards to be removed



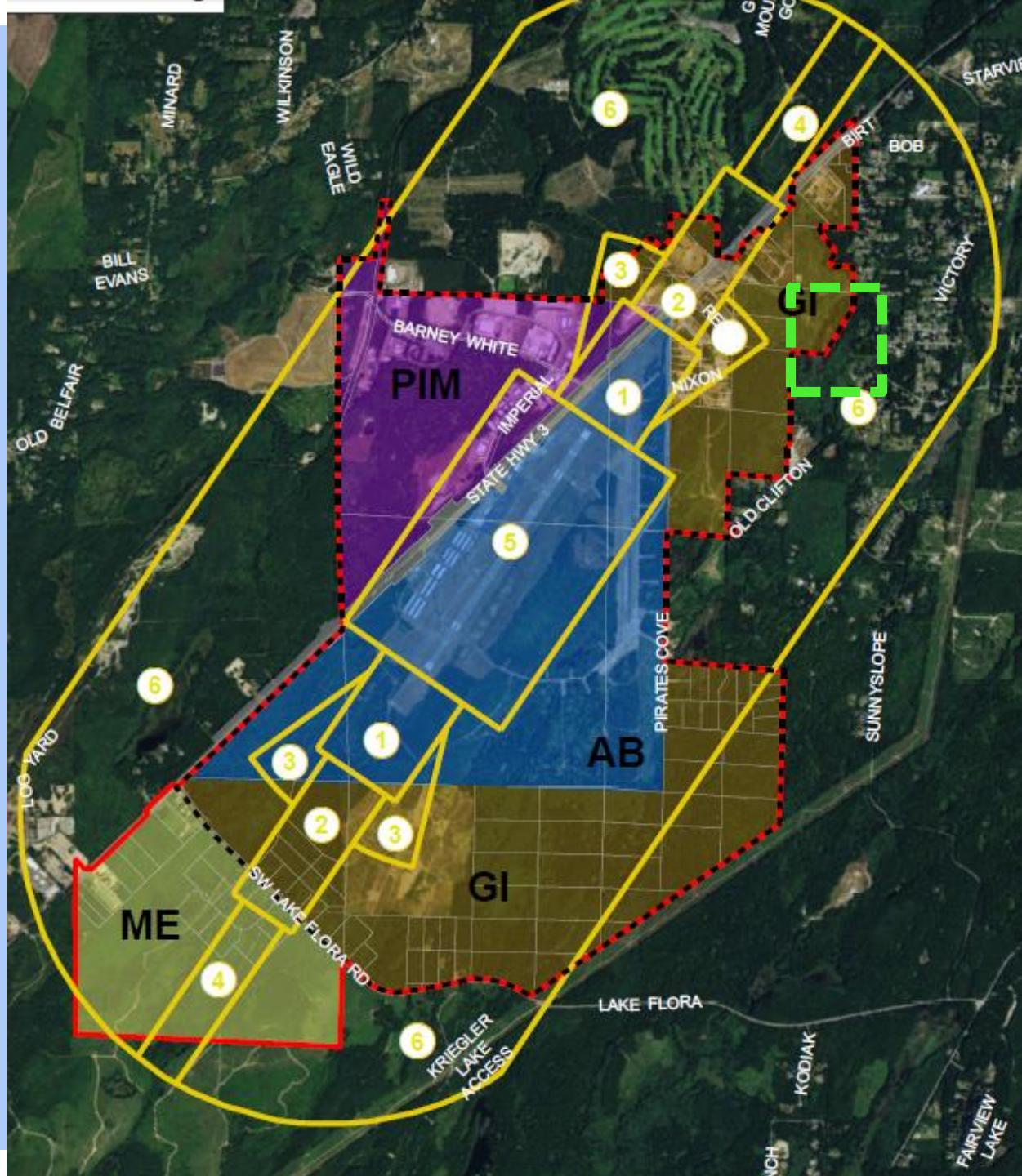
# SOUTH KITSAP INDUSTRIAL AREA SAP

- South Kitsap Industrial Area (SKIA) Subarea Plan: 2012
  - Rebranded to Puget Sound Industrial Center-Bremerton



- Removed one parcel from MIC (Manufacturing Industrial Center)



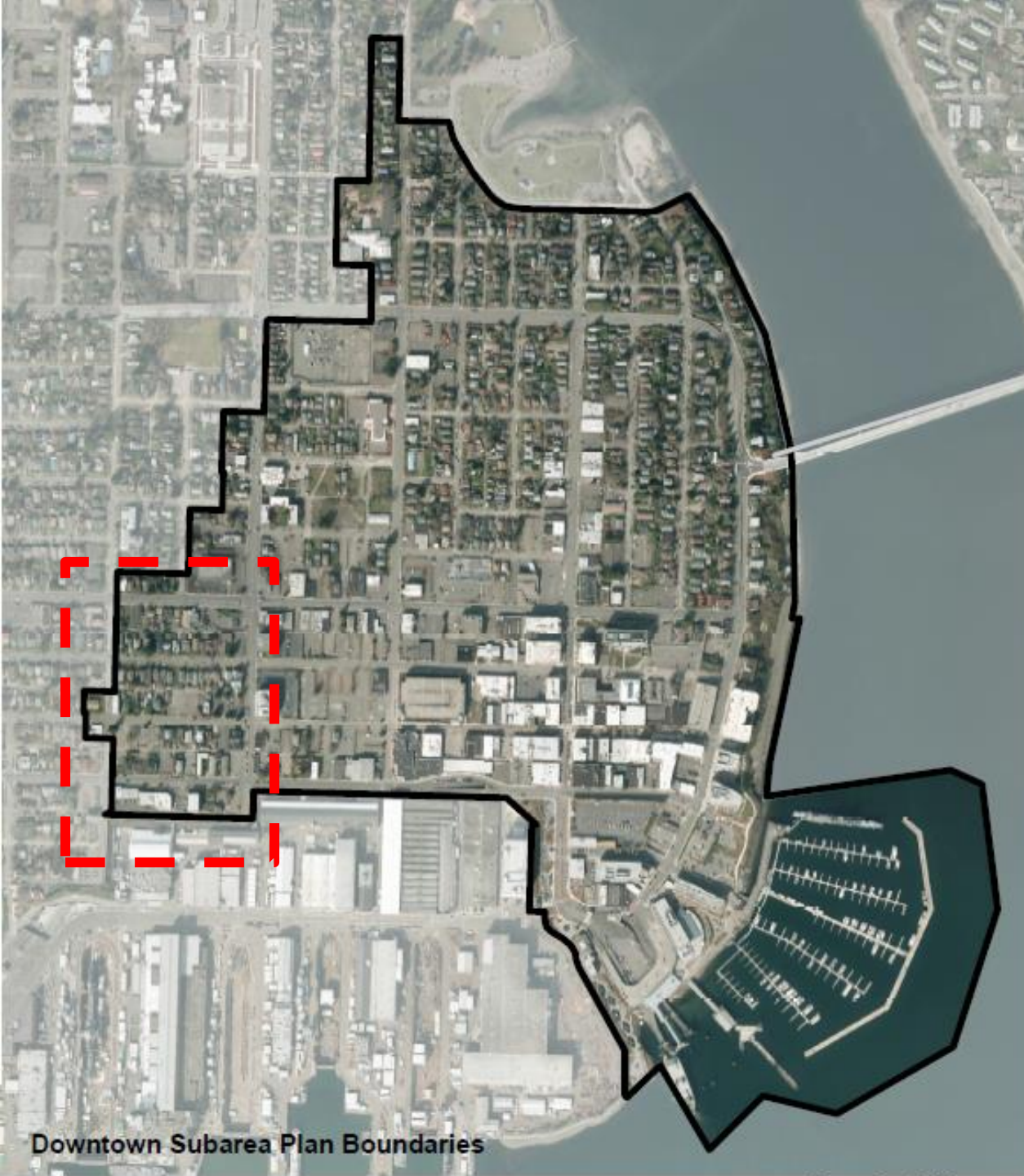


From Industrial  
in SAP to Low  
Density  
Residential  
regulated by  
BMC

# DOWNTOWN AMENDMENTS

- Downtown was adopted in 2007
  - Worked with it 8+ years
  - Development is happening
    - Just errors
- Comprehensive Plan edits:
  - Expanded Downtown
  - Revised zoning to be more consistent with neighborhoods
    - Multifamily Residential to Warren Avenue Corridor



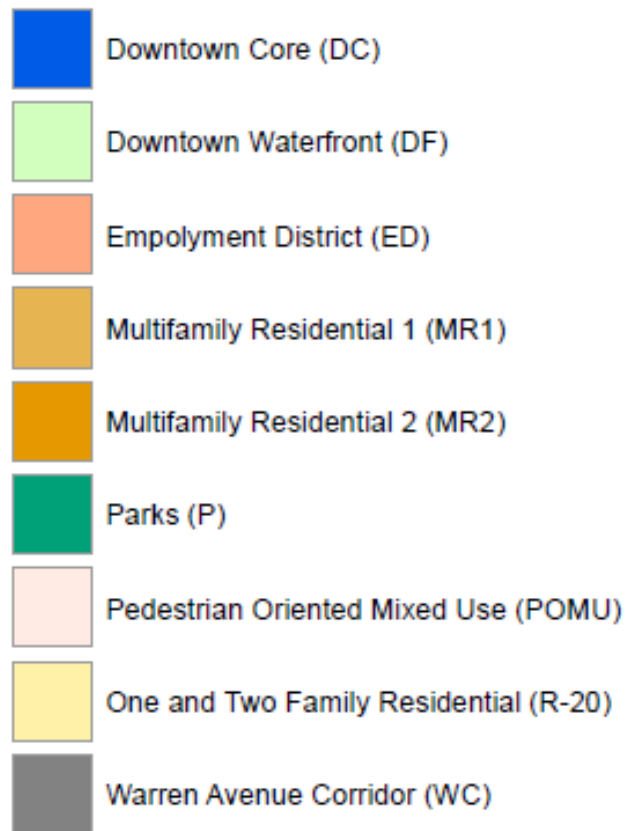


**Within WC Zone, Matrix with Setbacks has been added to address expansion**



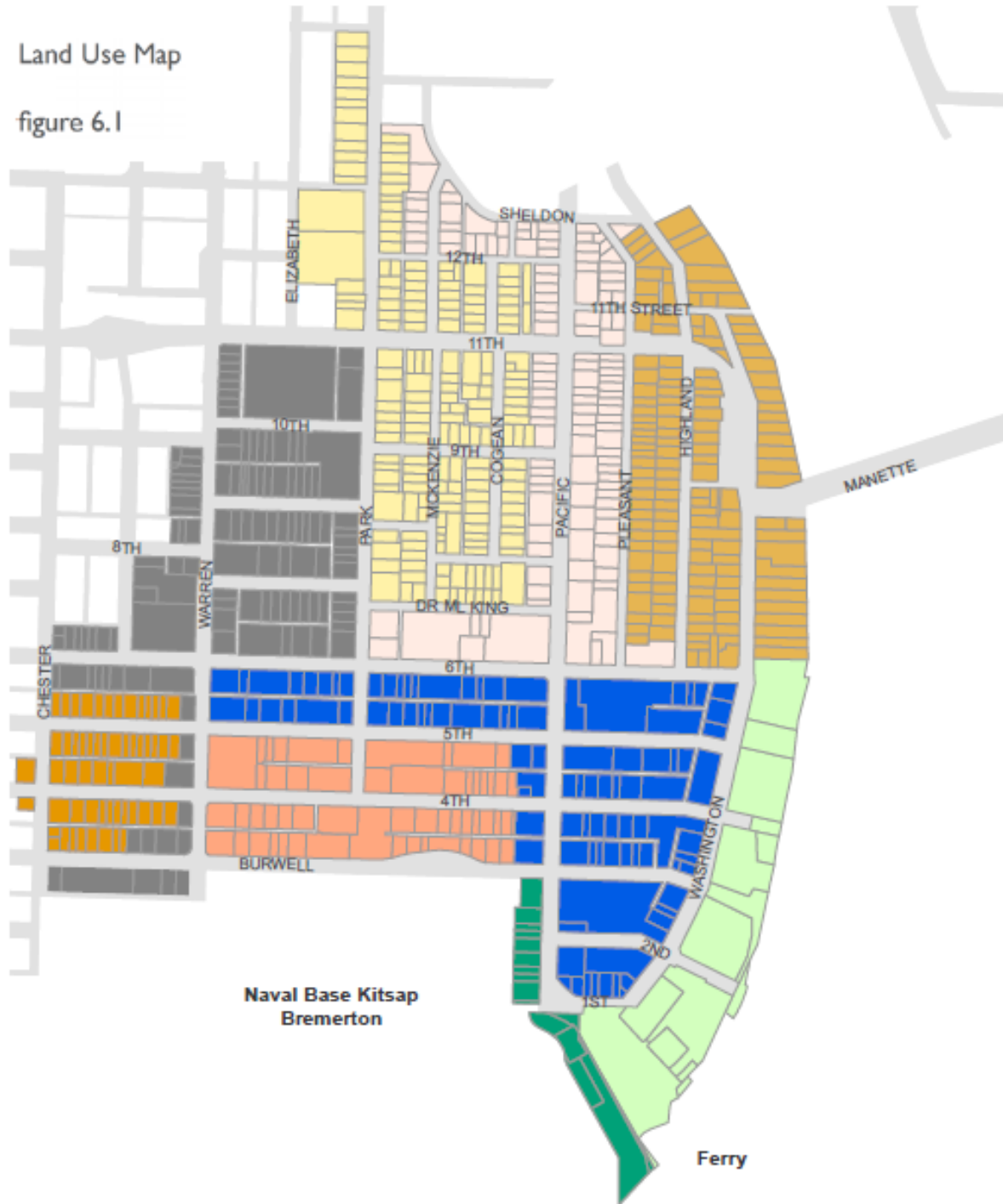
## DEVELOPMENT STANDARDS

6-100



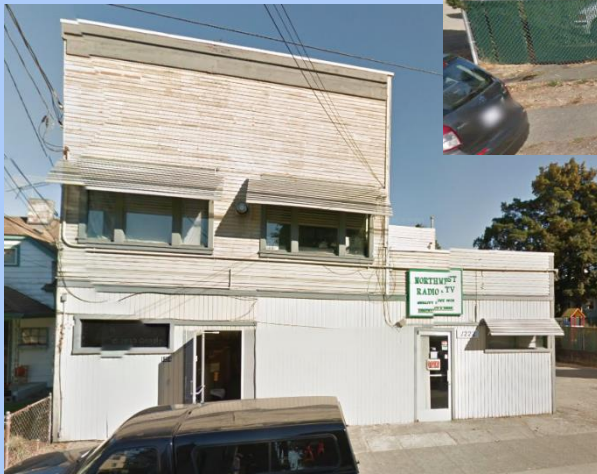
## Land Use Map

figure 6.1



# OTHER DOWNTOWN SAP AMENDMENTS

- Neighborhood Business Overlay allows commercial uses ~~along corners~~.
  - Along Park Avenue



# OTHER SAP INFO

- East Park Subarea Plan

- Adopting as is

- Revoking Manette Subarea Plan

- Though still a Center – development provisions in plans were incorporated in BMC (NB) and the plan is not necessary

- Gorst Subarea Plan

- Adopting as is







# SHORELINE MASTER PROGRAM

ADOPTED: DECEMBER 2013

Amendments:  
Maps and Text

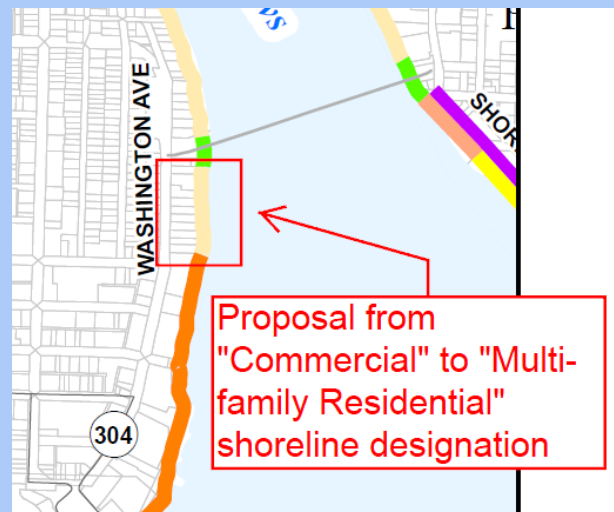
# PROPOSED LIMITED AMENDMENTS

## ■ Text:

- Removed superseding sections to the Critical Area Ordinance
- Revised Land Use chart to allow single-family homes in more areas

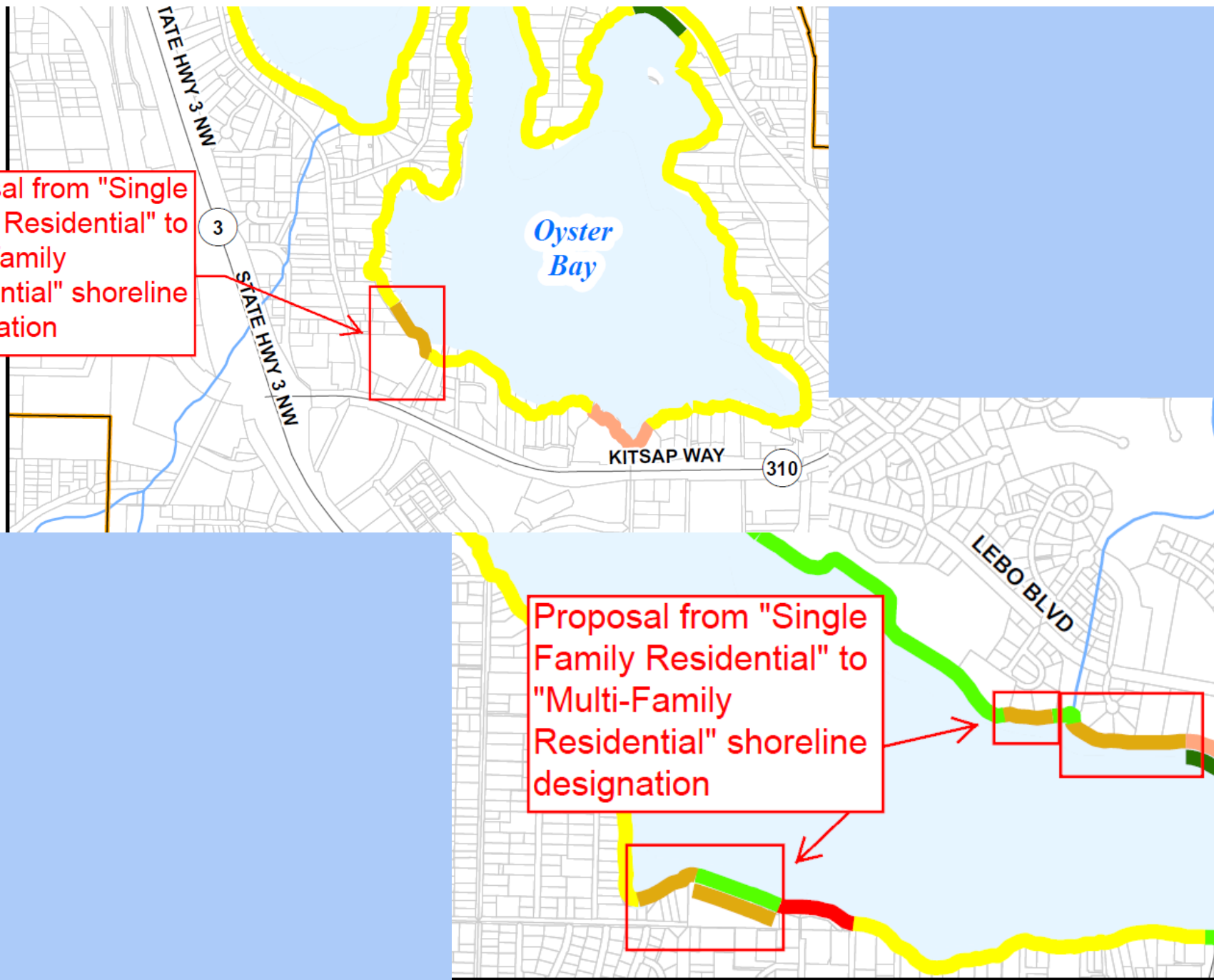
## ■ Maps:

- Corrected mapping error in downtown to be consistent with the Subarea Plan
- Amended map to be consistent with Comp Plan Land Use Map changes





Proposal from "Single Family Residential" to "Multi-family Residential" shoreline designation



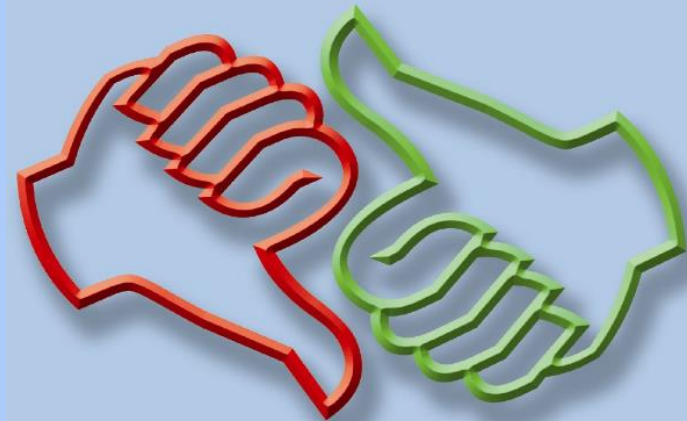
Proposal from "Single Family Residential" to "Multi-Family Residential" shoreline designation

# COMMENTS RECEIVED

- Received #85 written to-date
- Binder received with all comments and Matrix Summary Table of Letter Content and Staff Response
- All comments also online [www.bremerton2035.com](http://www.bremerton2035.com)



COMPLAINTS  
COMMENTS  
COMPLIMENTS



# NEXT STEPS

- Provide Recommendation to City Council
- City Council deliberation from January through May 2016



## Planning Commission

Jan: Workshop

Feb: Workshop

Mar: Workshop

April: Public Hearing

## City Council

Feb 3 – Comp Plan: Land Use

Feb 17 – Housing

Mar 2 – Econ Develop

Mar 16 – Transportation

Apr 6 – City Services

Apr 20 – Environment

May 4 – Zoning Code Update

May 18 – Public Hearings

# DID WE MEET THE COMP PLAN'S VISION INTENT?

- **Provide consistency and clarity (streamline the process for Staff & Developers)**
  - Reduces number of different zones (different standards)
    - Consolidated Commercial zones
  - Consistent with new regulations:
    - Wireless Communication Facilities (The Middle Class Tax Relief And Job Creation Act of 2012)
    - Critical Areas (BAS, Department of Ecology Wetland Rating System)
    - Low Impact Development (NPDES Permit)
- **Remove impediments in the Zoning Code**
  - Transitional uses (for mixed use buildings)
  - Reduce unnecessary procedures



# DID WE MEET THE COMP PLAN'S VISION INTENT?

- **Reduce nonconformities**
  - Proposed Adaptive Reuse (BMC 20.46)
  - Allow duplexes, townhomes in areas that already have them (previously prohibited)
    - Lebo, Sylvan, Anderson Cove
  - Mapping errors fixed
  
- **Reduce vacancies/more economic opportunities**
  - Expanded outright and accessory uses
    - Multi-family structures,
    - Mini-storage,
    - Mineral Resource Overlay
    - Expanded Auto Dealership into GC
  - Institutional (Olympic College), expanded to allow dormitories

# UPCOMING PUBLIC HEARINGS

## ■ May 18<sup>th</sup>

1. 2016 Comp Plan Update
2. Zoning Code Update
3. Shoreline Master Program
4. Multifamily Tax Exemption target area expansion

# FINAL THOUGHTS

***Planning Commission has found:  
The Zoning Code is unified with the growth  
vision of the Comprehensive Plan.***

- **Deliberation is scheduled for May 11<sup>th</sup> Study Session**
  - **Topics identified for discussion:**
    - Agency Review Comments and required Code and Comp Plan changes (PRSC, Dept of Commerce, Dept of Ecology, Tribe)
    - Kitsap County Land Use designations for UGAs
    - Failed Amending Motion from Planning Commission (DCC auto sales)
    - Other amendments that identified by staff (dual code review for permits)
    - Additional public comments to consider
    - Other topics identified by Council